

THAKRANI ASSOCIATES ADVOCATES & NOTARY

Amrutlal P. Thakrani
B. Com., LL. B. (Special) Gold Medalist

Dhansukhlal P. Thakrani
B. Com., LL. B. (Special), D. L. P.

Maganlal P. Thakrani
B. Com., LL. B. (Special)

Smt. Revantiben A. Thakrani
B. Sc., LL. B. (Special), D. L. P.

Smt. Rekhaben M. Thakrani
B. Com., LL. B. (Special)

43, Upkar Society, Near Harinagar, Ellora Park, Vadodara - 390007, Gujarat.
Phone / Fax : (0265) 2393565, 2398055 Mobile: 09426066640
E-Mail : thakraniassociates@rediffmail.com / gmail.com / yahoo.com

Date: 09-09-2022

To

Whomsoever It May Concern

Subject : TITLE CLEARANCE CERTIFICATE

Property : Non-Agricultural land admeasuring 5767 Sq. Mtrs.
bearing Revenue Survey No. 262, T. P. Scheme No. 25 Atladara,
F. P. No. 64 of village Atladara in the Registration District and
Sub-District, Vadodara.

Owner : Vraj Enterprise a partnership Firm

Name of Project: Gokulesh Greens

It may be noted that Vraj Enterprise a partnership firm has requested us to issue Title Clearance Certificate in respect of the above property, and has produced before us the relevant documentary evidences pertaining to the title of the said property for our investigation. We have scrutinized and examined the



necessary documentary evidences pertaining to the title of the said property. We now, therefore, issue this title clearance report cum certificate in respect of the said property as follows:

Part-1: DESCRIPTION OF PROPERTY :

The real estate under our consideration is Non-Agricultural land for residential purpose admeasuring 5767 Sq. Mtrs. bearing Revenue Survey No. 262, T. P. Scheme No.25 Atladara, F. P. No.64 of village Atladara in the Registration District and Sub-District, Vadodara. The account number of said land is 205 and revenue Assessement is Rs. 9.69 Paise.

Part-2: HISTORY OF LEGAL EVENTS :

We have gone through the photocopies of the certified abstracts of Village Form No. 7 & 12, Form No. 6 and Form No. 8-A of the said land. We have found the following entries relevant for the present purpose.

- 1.1 Entry No. 1405 dated 04-10-1976: It shows that as per order of Agricultural Land Tribunal the said land bearing survey No. 262 was sold to tenant ravjibhai Morarbhai under section 32 C of the Tenancy Act for purchase price of Rs.1300/- and the encumbrance of land owner Shri Swaminarayan Sanstha was register for purchase price.
- 1.2 Entry No.1726 dated 25-09-1994: It shows that Bharvad Ravjibhai Morarbhai has taken loan of Rs.7000/- from Central Bank of India and encumbrance was registered.
- 1.3 Entry No. 2199 dated 27-03-1998: It shows that Ravjibhai Morarbhai had repaid loan of Rs. 7000/- to Central Bank of India and encumbrance was removed.



- 1.4 Entry No. 2205 dated 04-04-1998: It shows that tenant had paid purchase price of Rs. 1300/- to the land owner and mamlatdar and Agricultural Land Tribunal had issued certificate No. 9 and hence encumbrance of land owner for purchase price was removed.
- 1.5 Entry No. 3676 dated 12-10-2011: It shows that on the basis of order of Mamalatdar bearing No. E.Dhara/Wasi/2184/2011 dated 10-10-2011 name of owner Ravjibhai Merabhai was changed as Rajubhai Merabhai Bharvad in revenue record.
- 1.6 Entry No. 3866 dated 04-06-2014: It shows that Land owner had repaid loan of Central Bank of India and encumbrance was removed on the basis of certificate dated 28-05-2014.
- 1.7 Entry No. 4212 dated 04-02-2020: It shows that the said land was covered in T. P. Scheme No. 25 and was allotted Final Plot No. 64. The area of land as per Village Form No. 7/12 is 9611 Sq. Mtrs. and the area of final plot is 5767 Sq. Mtrs.
- 1.8 Entry No. 4334 dated 26-05-2022: It shows that the Collector of Vadodara had recovered premium of Rs. 2,88,35,000/- in the account of Government and had issued order bearing No. 754/19/18/014/2022 dated 26-05-2022 for conversion of 5767 Sq. Mtrs. out of total 9611 Sq. Mtrs. land in to old tenure land for Non agricultural use for residential purpose.
- 1.9 Entry No. 4335 dated 30-05-2022: It shows that the collector of Vadodara has granted permission under section 65 of The Gujarat Land Revenue Code 1879 for Non Agricultural use for residential purpose of 5767 Sq. Mtrs. out of total 9611 Sq. Mtrs. land vide his order bearing No. 780/19/18/014/2022 dated 30-05-2022.
2. Zone Certificate: We have gone through the zone certificate issued by VUDA bearing No: UDA/Zone.Certi./91740/2022 dated



12-05-2022. It shows that the said land comes under residential Zone R-1 as per Zoning Regulations of VUDA.

3. Final Plot Plan: We have gone through photostat copy of final plot plan issued by Deputy Town Developer Officer, Municipal Corporation on 20-5-2022. It shows that land bearing Survey No. 662 of Atladara has been covered in draft T.P. Scheme No. 25 (Atladara) and has been allotted original Plot No. 64 and final plot No. 64 admeasuring 5767 Sq. Mtrs.
4. Redistribution Statement : We have gone through photostat copy of redistribution statement issued by Deputy Town Development Officer (T.P.), Vadodara Municipal Corporation on 13-05-2022. It shows that Land Bearing Survey No. 262 of Atladara admeasuring 9611 Sq. Mtrs. has been covered in Draft TP Scheme No. 25 (Atladara) and has been allotted original Plot No. 64 admeasuring 9611 Sq. Mtrs. and Final Plot No. 64 admeasuring 5767 Sq. Mtrs.
5. N. A. Order Dated 30-05-2022 : This order shows that the Collector of Vadodara has granted permission for non-agricultural use for residential purpose under Section 65 of the Gujarat Land Revenue Code of the land bearing survey no. 262 admeasuring 5767 Sq. Mtrs. vide his order bearing no. 780/19/18/014/2022 dated 30-05-2022.
6. Sale deed No. 11963 dated 14-06-2022 : We have gone through the photostat copy of sale deed executed by land owner Rajubhai Merabhai Bharvad on 14-06-2022 in favour of Vraj Enterprise a partnership firm represented by its managing partners (1) Manoj Navalkishore Agrawal and (2) Jitendra Hargovind Agrawal for sale of 5767 Sq. Mtrs. of non agricultural land bearing suvrve No. 262; T P Scheme No. 25, Final Plot No. 64 of village Atladara for sale consideration of Rs.10,00,00,000/- . This sale deed has been

registered with the office of sub registrar, Vadodara-3 (Akota) vide registration No. 11963 on 14-06-2022.

7. Index No. 2 of Sale Deed No. 11963 dated 14-06-2022: We have gone through photostat copy of Index No. 2 of Sale Deed No. 11963 dated 14-06-2022 issued by Sub-Registrar, Akota, Vadodara on 15-06-2022. It shows that above sale deed has been duly registered vide document No. 11963 on 14-06-2022.
8. Development Permission dated 12-08-2022: We have gone through photostat copy of development permission bearing No. 003LD22230112 dated 22-8-2022 for issued by Deputy Town Development Officer, Vadodara Municipal Corporation for development and proposed construction in 5767 Sq. Mtrs. land bearing Survey No. 262, T. P. 25, F. P. 64 of Village Atladara. This permission is issued to the land owner Vraj Enterprise.

Part-3: PUBLIC NOTICE

Public Notice dated 29-04-2022 : We had issued public notice for inviting objections from the public at large against the issuance of title clearance certificate in respect of the said property. This public notice was published in the 'Sandesh' and 'Gujarat Samachar' daily news paper of Vadodara on 29-04-2022. We had given 7 days time for raising objections, if any. We have not received any objections in response to this public notices, till date.

Part-4 : SEARCH

9. Search For The Last 30 Years : We have conducted a search for the last 30 years (from 1993 to 2022) of the relevant records available with the office of the Sub-Registrar of Vadodara. Advocate Shri Jayantilal V. Chavda of Vadodara has conducted



the search at our instance and has given his Search Report on 01-06-2022. In the search report, we have not found anything adverse to the title of the said property. We have relied upon this report. The search was conducted by paying requisite fees vide following Receipts. -

Receipt No.	Application NO.	Date	Amt Rs.	SRO
202201400014954	9037	01-06-2022	30	SRO-1, Vadodara
202201600020777	9113	01-06-2022	390	SRO-8, Vadodara
202231800002452	1314	01-06-2022	220	SRO-3, Vadodara

Part-5 : ENCUMBRANCES, IF ANY.

10. We have not found any encumbrance on the said land.

Part-6 : CERTIFICATE

11. Certificate : In view of the above discussion of factual and legal aspects, we now hereby certify that, in our opinion, Vraj Enterprise is the lawful owner of the Non-Agricultural land admeasuring 5767 Sq. Mtrs. bearing Revenue Survey No. 262, T. P. Scheme No.25 (Atladara), F. P. No.64 of village Atladara in the Registration District and Sub-District, Vadodara and that the title of the said land is clear and marketable.

Place: Vadodara
Date: 09-09-2022

For THAKRANI ASSOCIATES

MPT

(M. P. Thakrani)
ADVOCATE

